



6 WEEK COMPLETION



SITUATION

Located at the busy intersection of the A6104 Hollinwood Avenue and the B6393 Lightbowne Road, within an established local parade enjoying easy access to the M60 (Junction 21) some 3 miles north-east of Manchester City Centre.

PROPERTY

A corner property comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** at first floor level together with a **Side Garden (23' x 30')** (See Note) and a **Front Forecourt**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 40'0" Internal Width 22'7" Shop Depth 13'11" Side Store Area Approx 125 sq ft External WC Rear Yard	Ms F E Bowman t/a Bowmans Travel Services	12 years from 1st June 2004 (Lessee in occupation since 1993)	£7,920	FRI Rent Review 2012
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 29th January 2010	£3,900	AST Holding over
TOTAL				£11,820	

Note: The side garden is not demised and there may be potential for development on this land, subject to obtaining the necessary consents.

£11,820 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**



Side Garden

VENDOR'S SOLICITORS

Nelson & Co. - Tel: 01279 653 157
Ref: Ms Claire Nelson - Email: carolyn.pihl@nelsoncosolicitors.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts